

CITY OF IONIA

Planning Commission

August 25, 2006

Meeting Minutes

CALL TO ORDER: Chairman Lynn Lafler called the meeting of the City of Ionia Planning Commission to order at 4:08 PM.

ROLL CALL: Roll Call revealed that Commissioners Tony Howerton, Mark Jennings, Gordon Kelley, Lynn Lafler and John Milewski were present. Commissioners Dan Balice, Dave Cook and Tom Chadwick were excused.

Staff present included City Manager Jason Eppler, Community Development Director Larry Harvey and Public Safety Officer Doug DeVries.

APPROVAL OF AGENDA The agenda for the meeting was reviewed. After review it was moved by Commissioner Milweski, seconded by Commissioner Kelley to approve the agenda as prepared. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes from the August 9, 2006 meeting. After review, it was moved by Commssioner Kelley, seconded by Commissioner Howerton to approve the minutes as presented. MOTION CARRIED.

PUBLIC COMMENTS Chairman Lafler called for comments on the proposed site plan for the M-66 Dialysis Center. There were no comments.

Chairman Lafler called for comments on the remaining agenda items. There were no comments.

OLD BUSINESS None.

NEW BUSINESS M-66 Dialysis Center Site Plan: Representatives for the M-66 Dialysis Center reviewed with the Commission the revised site plan for the project. The site plan was revised based on past work sessions held with the Commission to review the necessary changes to the site plan. Representatives stated the configuration of the building had been changed so that it faces south rather than east. They

also stated that sidewalk along the Heartland Blvd frontage was added along with foundation landscaping. The drive approach from Heartland will also be curbed.

The Commission discussed with the applicant there inter-relationship between this project and the project that Independent Bank Corporation has proposed for its M-66 frontage. The two parties have met to discuss their respective projects and they can complement one another.

After discussion, it was moved by Commissioner Milewski, seconded by Commissioner Howerton to approve the following prepared Resolution:

WHEREAS, the City of Ionia has received an application for site plan approval from M-66 Dialysis Center, LLC for permission to construct a 6,200 square foot medical office building on a 2 acre parcel of property located on Heartland Boulevard south of Tuttle Road in the City of Ionia; and,

WHEREAS, the property that the project is proposed to be constructed on is zoned B-3 General Business District which permits medical office buildings as a by-right use; and,

WHEREAS, as required by the Zoning Chapter of the City Code, the Planning Commission conducted a public hearing on the application for site plan approval on August 9, 2006 at which time public comments were received; and,

WHEREAS, the Planning Commission reviewed the site plan at its August 9, 2006 regular meeting and at a special work session on August 17, 2006; and,

WHEREAS, as a result of working with the applicant on alterations to the site plan, an updated site plan was submitted on August 22, 2006 which incorporates the recommendations provided by the Planning Commission; and,

WHEREAS, upon review of the site plan for the project, the Planning Commission has determined that the site plan includes the information contained in Section 1276.05 of the City Code entitled Site Plan Review.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission hereby determines that the site plan complies with the Standards For Site Plan approval contained in Section 1276.07 of the City Code and hereby approves the site plan with the following conditions:

- That the water service line for domestic and fire suppression (if required) for the site be connected from the “body” of the water main rather than the end of the main.
- The site plan be revised to incorporate the recommendations contained in FTCH’s letter dated August 1, 2006 and numbered 1 – 10.
- Sign, design and placement will be handled by separate permit.
- Final approval by the Ionia County Drain Commissioner of the storm water management and discharge plan for the site.
- Final approval by the Ionia County Road Commission of the driveway access plan and the future use of the on-site driveways as access points to contiguous properties (possible need for egress driveways).
- Landscaping and sidewalk extension along the undeveloped Heartland Blvd frontage of the parcel is to occur when the remainder of the 2.00 acre parcel is developed.
- That the City of Ionia reserves the right to review and approve any future plans for developing “internal” streets and drives on the larger parent parcel, including access to M-66.
- That if in the future any of the private drives that are constructed as part of this project are dedicated for public use, before acceptance, the private drives must

be constructed to municipal standards including the placement or ornamental street lights consistent with the style used in other areas of the City.

ROLL CALL VOTE:

Howerton	YES	Lafler	YES
Kelley	YES	Jennings	YES
Milewski	YES		

MOTION CARRIED.

The applicants advised that work on the project would begin as soon as the permits are secured for construction.

Master Plan Update – SWOT Analysis: City Manager Eppler advised that the City is required by statute to begin the process of reviewing the current Master Plan since it has been five years since it was approved. Planning Consultant Tim Johnson has recommended that the City start this process by conducting a SWOT analysis. This analysis will analyze the City's strengths, weaknesses, opportunities and threats. Mr. Johnson recommended that the Commission conduct this process in conjunction with the City Council. Dates for the analysis were reviewed. After discussion, it was the consensus of the Commission conduct the SWOT analysis on Wednesday, September 27, 2006 starting at 6:00 PM in the Council Chambers of City Hall.

Outdoor Boilers: City Manager Eppler reported that based on the flurry of recent articles in area newspapers regarding complaints and concerns about outdoor boilers, several communities have enacted ordinances limiting or prohibiting the use of such devices. The ordinances have been enacted due to public safety concerns over the devices. He reviewed with the Commission an ordinance that the City of Hastings is in the process of adopting.

The Commission discussed the subject and the process of enacting an ordinance. It was the consensus of the Commission that it should propose to the City Council a zoning ordinance amendment that would address the

outdoor boilers. Considering the timeframe for enacting an ordinance, a moratorium was discussed.

After discussion, it was moved by Commissioner Milewski, seconded by Commissioner Jennings to recommend to the City Council that due to public safety concerns regarding outdoor boilers that a 120 day moratorium on the placement of such units be declared to permit time to enact an amendment to the zoning ordinance that will prohibit the use of such units in the City of Ionia. MOTION CARRIED.

COMMISSIONER COMMENTS Chairman Lafler noted that with Bruce Roetman's appointment to City Council, he can no longer serve on the Planning Commission. Mr. Roetman served as Vice-Chairman and a new Vice-Chairman needs to be selected. This matter will be on the next Commission agenda.

Commissioner Kelley noted that geo-thermal heat is a practical home heating alternative that those who would otherwise desire using an outdoor boiler may want to consider. He discussed the option of using municipal water to heat the geo-thermal system.

ADJOURNMENT: It was moved by Commissioner Kelley, seconded by Commissioner Howerton to adjourn the meeting at 4:40 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager/Recording Secretary